Site Development Application for: Sunrise - Issaquah

23599 SE Issaquah-Fall City Rd.

December 7, 2015

Owner/Operator:
Sunrise Senior Living, LLC
7902 Westpark Drive
McLean, VA 22102
Ph: (425) 453-0606
Jerry Liang
Jerry.Liang@sunriseseniorliving.com

Architect of Record:
Wattenbarger Architects
2100 112th Ave NE
Suite #100
Bellevue, WA 98004
Ph: (425) 453-0606
James Brown
jbrown@wattenbarger.com

Civil Engineer:
Concept Engineering
55 Rainier Boulevard N
Issaquah, WA 98027
Ph: (425) 392-8055
Mark Keller, PE
mkeller@beylerconsulting.com

Arborist:
Sue Nicol
Ph: (206) 280-9740
Sue Nicol
susanmnicol@gmail.com

Geotech:
Icicle Creek Engineers
29335 NE 20th St.
Carnation, WA 98014
Ph: (425) 333-0093
Kathy Killman, LEG
kkillman@iciclecreekengineers.com

Landscape Architect:
JSDesign Studio
5107 Woodlawn Ave. N
Seattle, WA 98103
Ph: (206) 632-7470
John Swanson
john.jsdesignstudio@gmail.com

Attorney:
Williamson Law Office
Columbia Center Tower
Suite 5500 - 701 5th Avenue
P.O. Box 99821
Seattle, WA 98139-0821
206.292.0411 phone
Bill Williamson
williamsonb@msn.com

Wetlands:
Habitat Technologies
PO Box 1088
Puyallup, WA 98371
Ph: 253-845-5119
Thomas Deming
habitattech@qwestoffice.net

Written Narrative:

1. Development Objectives:
The proposed building will be a 5-story, approximately 96,500 SF structure, type I-B non-combustible construction. The building will be an I-2 Assisted Living community licensed by the state of Washington. The lower level will contain 52 parking stalls and some additional storage and mechanical rooms. The 1st floor will contain the community spaces for the residents, key administration and support spaces, and a wing of residential units. The 2nd floor consists of typical residential units. Floors 3 and 4 are designed to accommodate residents with memory care needs, and also contain dining and activity spaces for those residents. The building has a total of 82 "sleeping" units and including suites, is intended to serve no less than 105 residents. In addition to the 50 stalls within the parking garage, 2 additional stalls, including a van stall, are located on site. A loading area and pull out for passenger drop off is also included.

The existing site consists of 100,907 SF, (2.31 Acres). The majority of the parcel is zoned MF-M, with a section of the eastern portion of the parcel zoned SF-SL. The site is currently vacant and consists of dense vegetation and trees. The site slopes off significantly in excess of 40% to the SE to the North fork of Issaquah Creek.

Adjacent uses consist of multifamily along the North and West, Single Family along the East, and Mining to the South, including senior retirement residences. The southern portion of the site is almost entirely classified as Critical areas do to the steep slopes and creek. This also serves to provide a buffer from the mining use to the South. The scale and use of the project are consistent with other adjacent residential and multifamily uses.

2. Sustainability: Sunrise has expressed an interest in promoting sustainable design and has requested that we consider pursuing LEED certification for the building. We will be conducting ongoing assessments as the design evolves to identify opportunities and challenges. Sunrise has expressed an interest in photovoltaic panels, but further study is needed to see if the approach is viable given the heavily wooded site. We will be incorporating Sustainable Materials, Energy Efficient lighting and appliances, and proposing water efficient fixtures regardless of whether or not it makes sense to pursue LEED certification to meet the City's Vision on Sustainable Development policies. We will also explore Low Impact Site Development features to the extent that they make sense given the site constraints.

3. Project Summary:

Proposed Use: Assisted Living & Memory Care Community

Proposed Sleeping Units:

Studios	51
1-Bedroom	8
2-Bedroom Suites	23
Total Units	82
Total Residents	Approximately 105

Occupancy Classifications:

- I-2 licensed residential board and care – Primary occupancy
- A-3 Assembly spaces
- S-2 Storage, Parking
- B Office & Administrative spaces

Building Height:

5-story, approximately 49'-9"

Building Floor Area:

Main building –		Approx. 96,500 SF
Covered Entrance & porches	-	Approx. 2,500 SF
Total -		Approx. 99,000 SF

Existing Site Information and Analysis for Project Property and Surrounding 100 ft:

1. The site is currently undeveloped and contains no existing structures, paving, or circulation. The site is densely vegetated and wooded. The project is located on the SE corner of the intersection if Black Nugget and Issaquah-Falls City Rd. Adjacent properties to the N and W are multi-family. There is a single family residence to the East. The south portion of the property abuts the North Fork of Issaquah Creek and provides a natural view opportunities for the site and create a buffer between the site and adjacent mining.
2. The zoning for the site is primarily MF-M with an area of SF-SL towards the west portion of the site. No other known overlays appear to be applicable to the site.
3. A site survey provided by Concept Engineering see sheets CSDP-2
4. The steep slopes and 100' stream buffer are identified on the civil drawings as well as the architectural site plan. We are requesting a reduction of the required steep slope setback, and an adjustment of the 15' BSBL at the stream buffer. Both request are supported by the Critical Areas study and geotechnical report.
5. Utilities, Easements, ditches and catch basins for the proposed project are shown on the civil plans see sheet CSDP-2 – CSDP-6.
6. Other existing notable features are shown on the survey provided by Concept Engineering, See civil plans.
7. The proposed project is not anticipated to have any significant impacts on views, features, landmarks, or development patterns. The proposed area of development is bordered on the South by steep slopes and a stream, creating a

natural buffer to the south. Adjacent properties to the North East and North West are well set back, at a higher elevation, and across the street from the project, resulting in no impacts to views. Downhill to the SW, the planned development will fall on the opposite side of the creek and steep slopes and will not be visible.

8. Aerial photos illustrating the site are included on the title sheet A-1.
9. Access to the buildable area is available off of Issaquah Fall City Rd and SE Black Nugget Road. We are proposing a right in, right out off of Issaquah Fall City Rd, and a right in, right out off of SE Black Nugget Rd. The combination of the access points is needed so that the property can be served from all directions of approach, and to allow for circulation of fire and emergency response vehicles.
10. The aerial photograph with project on sheet A-1 illustrates the impacts of the project and its context in the larger community. Given that the project is significantly constrained by the critical areas, and that these form a natural buffer, we feel that the general orientation of the propose development is well configured. We have taken some steps to further minimize the visual impacts of the project. These steps include following the natural geometry of the site; modulation of the building, using existing trees and replacement trees and landscaping to blend the project into the existing setting. The site design will incorporate natural site features, including a resident viewing area of a waterfall that feeds North Issaquah Creek.

Design Criteria Narrative:

A. Site Layout & Design Concepts

1. Building Location: The buildable area of the site is significantly limited by the steep slopes and the 100' stream buffer. The building and associated site work follows the general topographical features of the site that includes the adjacent stream buffer, steep slopes, and native tree canopy that remains after site development. The front of the building is oriented towards SE Issaquah Fall City Road. The primary entry drive is a right in, right out from SE Issaquah Fall City road, with a secondary right in, right out entrance from SE Black Nugget Rd. Service is located towards the back of the building towards the SE Black Nugget Road entrance. A combination of cross slope, building modulation, existing and new trees, and landscaping will help the building blend in to the natural elements of the surrounding site, including the rear of which is heavily wooded.
2. Energy Efficient Design: We are exploring the possibility of LEED Gold and Built Smart (5 star). The building will at minimum take some steps towards energy efficiency and green building in the following.
    a. Use of impervious paving to allow for more natural filtration of stormwater and reduce retention and redirection of runoff.
    b. Use of low VOC materials to promote a health interior environment.
    c. Use of low flow fixtures.
    d. Use of energy efficient lighting (probably LED).

In addition we are exploring the following energy efficiency practices.

e. Solar Hot Water
f. Recapture of storm water for grey water reuse.
g. Building envelope enhancements to achieve higher performance.
h. Additional practices may be studied in the context of reviewing the project for LEED or Built Smart.
i. EV recharging stations.

3. Functional Site Design: The site layout is driven in great part by the shape of the net developable area resulting from application of the City's critical areas regulations. Most of the parking is located in partially below grade parking. Some staff parking extends around the North of the building. This was done to increase the number of stalls (given the tight site) and takes advantage of the already necessary access point off of SE Black Nugget Rd.
4. Lighting: We understand that lighting is an important concern given the building's adjacency to the creek buffer. We are proposing using energy efficient LED shielded light fixtures adjacent to the drive aisle. All lighting will be indirect and directional down lighting to reduce light spillover and reduce glare.
5. Natural Setting – Views: The building will partially recess into the slope of the hill and use a combination of the topography, landscaping, existing and replacement trees to blend into the existing wooded area to the rear of the building. Given that the site is currently wooded, the building mass will not obstruct any views from adjacent sites.
6. Existing Vegetation/Topography Features: The site layout works with the existing topography and natural vegetation in the stream and buffers to the greatest extent possible. Some buffer improvements are proposed to offset the impacts of minor buffer averaging. This includes the removal of invasive species in the buffers, replanting of native species, and restoration of a small area for the purposes of buffer averaging to allow some limited walking paths within the buffer to allow residents to experience the natural environment.
7. Historical Landmarks: There are no known historical or landmark features on the site.

B. Landscape Design and Use of Plant Materials:

1. Design Elements: A welcoming court greets the arrival of residents and visitors to the Sunrise Assisted Living community. A wall fountain, bubbler and pond located adjacent to the front door provide soothing relief from the sight and sound of busy urban life and an appropriate setting for sitting in an outdoor 'bistro' café. Permeable interlocking unit pavers form the ground plain and an overhead trellis with hanging plants creates a partial canopy and sense of place. A garden path connects the entry south to an elevated deck that overlooks a restored native forest floor below.

   With the exception of a courtyard similar in nature to the entry court, the east side of the building retains its natural native state. (See 'Enhanced Design' Comment below item 3a.) An elevated permeable boardwalk links residents to the valley edge and waterfall vistas.

   The narrowness of the site, adjacency to Issaquah-Fall City and Black Nugget Roads and the need for an internal access road, restricts plantings to 'allees'

of repetitive plants to achieve continuity of form characteristic of parkway styles. Canopies and understory have been selected to provide color, texture form and seasonal variety and to create buffers and separation from the noise and bustle of the road.

2. Design Unity: There are three planting design zone within the project area – 1) Street Frontage Planting Type 3 Visual Buffer: the linear five foot strip along the Fall City-Issaquah and Black Nugget Roads, 2) the internal road and west side of the building, and 3) the eastern southern native areas. 1) Serviceberry 'Autumn Brilliance street trees planted 30 feet on center along the adjacent roadways punctuated by Magnolia's at the road entries provide design continuity and visual interest through the seasons. Otto Luyken and hydrangea accent the public planting strip with heavenly bamboo and Western red cedar fulfilling a similar role along the northern access road, in compliance with 'Perimeter Planting Type 3 Visual Buffer. 2) Internally, Japanese Stewartia form the linear continuity, with strips of laurel and green spire buffering pedestrian road proximity. 3) In this zone, invasive plants will be removed and existing native vegetation enhanced. Access into these areas will be limited to permeable elevated decks to allow native vegetation to flow throughout.

   Eddie's White Wonder trees are featured throughout the planting design with a collection of them creating visual interest in the north sloping bowl.

3. Enhance Design

   a. Vistas and Focal Points: An elevated boardwalk has been sighted along the brow of the slope to enable viewing of the currently obscured waterfall and to provide a sitting area within one of the few solar traps in this otherwise dense native forest.

   b. Limited Planting Areas: See note B2 above.

   c. Parking Areas: All but two parking space are within the building structure. These two - one ADA van compliant and the other a compact space – are screened using Western Red Cedar 'Excelsa' and native understory,

4. Usable Open Space: Given site limitations, the aesthetics of the open space will be enjoyed through movement along the boardwalk and from the hard

surfaced areas created for groups and small gatherings and individual rest and relaxation.

5. Plant Materials – Selection:

a. Appearance/Maintenance: Careful attention has been given to seasonal interest to provide variety and diversity. The plant palette has been assembled carefully to provide a consistency in maintenance requirements.

Plants adaptable to similar water needs have been selected that will have reduced water requirements over time. We have likewise selected plant materials that have a low propensity for pests and diseases.

b. Noxious or Destructive: Given the residents in this community we have been careful to avoid edible plants that may be harmful to some residents, and thorny plants that could cause injury. No aggressive water seeking plants will be used near utilities or constructed surfaces that could cause damage.

c. Safety:

We have not selected plants that are prone to weak trunks and limbs. In addition, we have assessed existing forest trees for their vulnerability to limb loss.

Lighting and tree selection will be coordinated for affective use and will respect ambient and ‘ night sky’ directives.

C. Design Harmony and Compatibility:

1. Accessory Structures: There are no separate built structures proposed on the site. Site amenities such as walking paths, benches, lighting, and furnishings were selected with the intent to match the buildings Northwest character.
2. Building Materials/Components: The scale and modulation of the building is intended to visually break up it’s massing and create a residential feel while blending it into the backdrop of the environment. Building exterior is consist of stone, faux wood veneer siding, cement composite panels, and painted Hardi plank, along with timber accent elements. This is intended to fit in with the Northwest architecture in the area. The building has a slight contemporary take on the Northwest style.
3. Compatibility: An assisted living project of this type and scale are appropriate for the site given the apartments across the street, the planned Lakeside Development project to the South, and University House (existing 5 story senior housing project) just down the street.
4. Design Components: The use of natural or natural appearing materials such as stone veneer, faux wood veneer siding, and timber will help the building blend into the natural environment. Siding and panel colors have been selected to give the building some contrast and give it a contemporary edge and expression that we are seeing in current North West design trends. The building is modulated both horizontally by extended bays, and vertically by limited steps in the building and material transitions to avoid long blank facades. Given the tight site and critical areas at the rear of the building, modulation is not always possible, however these areas of the building will not be visible to any adjacent property and we are focused on enhancing the limited amenity areas that we do have at

the rear of the building. Given the slope on the site, we will need several retaining walls. These walls are being proposed as CIP concrete with an architectural skim coat finish.

5. Signage: A single monument sign meeting the city's design requirements is proposed at the main entrance off of Issaquah Fall City road.
6. Transition: The existence of steep slope and stream buffers, along with existing retained trees and proposed replacement trees allow for a smooth transition from the building and developed site to the surrounding hillside and adjacent properties.
7. Projects with Multiple Structures: N/A.

D. Non-motorized and Vehicular Areas:

1. Barrier Free: Accessible parking is located within the parking garage adjacent to the elevators.
2. A bike lane is being accommodated as part of the right-of-way (ROW) improvements. We strongly urge the city to defer striping for the lane until the entirety of the lane is constructed along the adjacent parcel to the SW because we feel a dead end bike lane condition along such a steep slope could be hazardous. Bicycle parking is provided within the parking garage. Pedestrian access is provided to the ROW. We are proposing limiting the sidewalk to the area just in front of the main entrance and extending to the signaled crosswalk at the intersection of SE Issaquah Fall City Rd and SE Black Nugget Rd. We are not proposing to extend the sidewalk to the SW because it is our understanding that it is not within the Lakeside Development Agreement Master Plan or any future proposal given that the steep slopes run all the way to the edge of road paving. We do not want a design that results in a dead end sidewalk condition due to public and resident safety concerns.
3. Design Parking Area: The majority of the parking is in a partially below grade garage. Exposed areas of wall will be screened by landscaping and graded slope. Limited staff, van, drop off an loading are provided onsite. A total of 52 stalls are proposed.
4. Public Access Adjacent to Site: The majority of the property will be placed under a Native Growth Protect Easement (NGPE) and we may be open to opportunities to tie into adjacent trail systems at some time in the future.
5. Public Access – within site: Sunrise's programming will encourage outside visitors to the site, but given the use as an Assisted Living and Memory Care residence, those activities will generally be structured.
6. Trail and Non-motorized Facility design: Sidewalks and pathways on site are limited to those necessary for functional use and access to the ROW, or for recreational use by residents. We are open to the opportunity to tie into adjacent trail systems at some time in the future, although we recognize that this may be difficult at this location, due to the significant steep slopes towards the back of the site. Most outdoor activity is focused on the front entrance and dining patio, and on the patio to the rear just outside of the great room, which contains pathways to experience the natural setting and opportunities for gathering and activity. Limited pathways around the building should not conflict with vehicular traffic and intersect only to provide access to the ROW.
7. The site design provides safe transitions for pedestrian traffic from the point of arrival at the primary drop off, and accessible crosswalk to the sidewalk in the ROW. Differentiation in paving materials and pater give a visual warning between pediestrian

and vehicular use. A large covered exterior entryway leads up to the main building entrance clearly defining the point of entry, providing a safe location out of the elements for departing and arriving residents and guests.

E. Service and Storage Areas:

1. Screening of Service Yards & Outdoor Storage: The trash room is within the building adjacent to the loading, and will not be visible. Other service and storage will be within the parking garage.
2. Screening Mechanical Equipment: Roof top Mechanical equipment will be located at an area of flat roof, screened by the slopped roof on each side. Additional screening or an extended parapet may be proposed once final equipment is sized.
3. Screening – Display Areas: N/A

F. Additional Design Considerations:

1. Steep Slopes: We requesting a reduction of the steep slope setback under IMC 18.10.580 to 10' along with a 15' BSBL. Initial review and findings by our geotechnical engineer support the request and recommend additional review and revision to their recommendations as the design develops. See Geotechnical report attached to this application.
    a. Adjustment requested is from 50' down to 10'. An additional 15' BSBL assures that no portion of the building will fall within 25' of the edge of slope.
    b. Core sampling and geotechnical assessment of the site indicate that the reduction poses no additional risk and would therefore meet the intent of and would be consistent with the critical areas code. Noted that if approved, continued review of the design by a geotechnical engineer will need to occur as the design progresses into the building permit stage.
2. Tree retention: We are requesting a reduction of the tree retention requirement per IMC 18.12.1385(B). The request is based upon criteria 3 & 4. We may also opt to pursue solar hot water as part of the design, which may make criteria #5 relevant. Criteria 3 relates to the size, shape and topography of the site, which prevent reasonable development. Given the narrow developable area, and the significant cross slope on the site, we cannot find an alternative way to locate the building on site in order to preserve more trees. Similarly, the cross slope and intersection limit our available points of access per criteria #4. Given the limitations on left turns from Issaquah-Falls City road and Black Nugget, the only way we can achieve functional site access is by adding an internal driveway to connect the two entrances. Unfortunately this requires the removal of a number of trees.
    a. We are requesting a reduction of approximately 23% of the 25% required retention. For a total tree retention of 19.4%
    b. We will try to meet the intent of the code with a proposed mitigation and tree replacement strategy. While not explicitly listed as an exception, a proper tree replacement and mitigation strategy will restore the site to it's initial intended condition and allow us to meet the intent of the code.
3. Sidewalk: We are requesting that the sidewalk terminate at the point of access from the main building entrance to the Right-of-way. This request is the result of concerns over creating an unsafe condition downhill of the primary project entrance. It is our

understanding that the planned adjacent Lakeside Development project will not have a sidewalk along it's frontage. In addition steep slopes directly adjacent to the SE side of Issaquah Fall City Road, make construction of a sidewalk at this location impractical. As a result, extending the sidewalk across the entire street frontage, down the hillside would create a dangerous dead end condition for pedestrians. A private walk to the newly constructed sidewalk in the ROW along the NE half of the property will direct pedestrians to and from a safe signaled intersection. An existing sidewalk is present on the opposite side of Issaquah Fall City road for pedestrians.

Assisted Living Facilities:

1. The proposed project incorporates Barrier Free design at the highest level by exceeding the requirements of the ADA and ANSI 117.1 by assuring that ALL units fully accessible units.
2. Community Spaces
    a. Interior Community Space: 82 units x 48 SF required. (3,936 SF) required. 10,242 SF provided.
        i. Seating and table space required at 30% or 34 residents.
        ii. All meals are prepared on site in a commercial kitchen.
        iii. A bulletin or other message board of at least 2 x 3 feet shall be provided for residents to post notices.
        iv. Access and use are consistent with barrier free standards.
    b. Outdoor Space requirements: 82 units x 48 SF required (3,936 SF). 5,988 SF Provided
        i. Seating is provided for a minimum of 30 residents at the exterior patio, boardwalks, walking paths and associated benches, and at the large patio outside of the primary entrance and main dining.
        ii. The landscaping is integrated with the seating at the rear of the building by extending directly into the natural vegetated environment at and around the stream buffer. Planting elements along the building frontage help separate the seating areas from the vehicular drive, and help define the spaces.
        iii. All exterior elements are accessible and meet Barrier Free standards.

3. Parking is provided at a level of 1 stall for every two units, for a total of 41, and for a peak staffing of 11.
4. Access and Circulation
    a. Motorized access should have no negative impacts on adjacent circulation. See the traffic study attached to this application.
    b. Non-motorized access to adjacent properties is located through an accessible sidewalk and crosswalk to a newly constructed sidewalk in the ROW.
5. Building Modulation along the street frontage and sides of the building occurs ever 25' of wall length with a minimum transition depth of (3) feet. Note that the rear of the building's modulation is limited due to it's proximity to the stream buffer. Given the dense character and the depth of the buffer, the rear of the building will not be visible from any adjacent properties or public ROW.

6. Roofline Variations are provided by a number of steps and gables, and accentuated with timber supports to help emphasize the focus of the exterior façade massing and modulation.
7. Screening is provided where necessary, however the majority of the parking is below grade and the topography and a combination of natural and proposed landscaping allow the building to sit naturally within the site, appropriately screened from adjacent properties.

Summary of requested Development Adjustments:

A. BUILDING HEIGHT:

We are requesting an administrative adjustment of the building height up to 50' under IMC 18.07.355. The additional height is necessary to make the project work given the significant additional constraints on the site created by the narrow site, steep slopes, and stream buffer. A height adjustment was approved earlier by the City for the Dougherty Assisted Care project under file no. PLN 06-00039.

1. Building Design:
    a. Enhancement to architectural design.
        i. The additional height allows for additional modulate in the roof by allowing for hips and gables rather than flat roof or parapet.
        ii. The additional height allows for a better expression and transition of materials including the use of more materials such as stone, at a proper scale to the building's massing.
        iii. The additional height allows for additional character for the roof in the form of hips and gables which would not be possible with a flat roof.
    b. The percentage of pervious surface for the site has been increased by 10% over the minimum for the zone. This brings the required pervious area to 60% up from 50%.
    c. The ground floor has incorporated a welcoming pedestrian entrance with an active patio off the main entry and dining to give it a pedestrian scale.
    d. Approved street trees are part of the ROW improvements proposed by the project.
    e. No high reflectivity glass is proposed.
    f. There limited area of solid walls in excess of 20' is at the parking level, and will be screened with landscaping.
    g. The building is situated well in excess of the 30' distance from adjacent property line of an SF-SL zoned parcel.
2. The site does not fall within the City's Shoreline Management Boundary.
3. The additional height will have no impact on the existing shadow lines. The site is currently wooded and already heavily shaded. The nearest adjacent developed site is across SE Issaquah-Fall City road and at a slightly higher elevation and will not be impacted by the building height. The buildings SSW orientation and the fact that the existing tree canopy already shades the 100' stream buffer means that no additional impact by shading to the buffer will occur.

4. The taller structure will have no impact on scenic corridors. The site is currently wooded and the building height and mass will have a lesser impact on any views.

B. REDUCTION OF 15' BSBL FROM STREAM BUFFER DOWN TO 5'

The following administrative adjustments are consistent with the purpose, intent, and requirements set forth in IMC Chapter 18.07 & Chapter 18.10 adjustment requirements for building height, building setbacks, and assisted living facilities:

We are requesting a reduction or averaging of the 15' BSBL from the stream buffer as provided under IMC Chapter 18.10, down to 5'. This is to address recent changes in the code language which no longer allow the use of buffer averaging in a steep slope condition. This concept was suggested by Keith Niven and Christopher Wright to provide a simpler more common sense solution to the hardships created by the change in the code language given the unique topographical features of the site containing steep slopes and a Class 2 salmonid stream course.

Given that the building abuts a stream buffer, the adjustment will have no impact on adjacent properties. This solution would have a more positive impact on the buffers than the buffer averaging proposed in the previous approval File No. PLB 06-00038. A 5' access will allow for maintenance and emergency crews to access the full perimeter of the building.

A. Consistency: The adjustment is consistent with the intent, scale and character of the zoning. The proposed building is appropriate for the site and surrounding uses include given the apartments across the street, the planned Lakeside Development project to the South, and University House (existing 5 story senior housing project) just down the street.

B. Impacts: The adjustment does not negatively impact:

1. The requested adjustment is at the back of the building adjacent to a heavily wooded area and stream buffer, and will not be visible in any way or have any impacts to adjacent property owners.

2. The requested adjustment serves only to reduce the building setback from the stream buffer, and will have no impact to public or resident safety.

3. The requested adjustment does not change the scale or design of the building or it's compatibility with the surrounding area, and will not be visible or discernable.

C. Intent: The adjustment of the standard will be equal to, or superior in, fulfilling the intent and purpose of the original requirements. The requested reduction in BSBL is towards the SE of the stream buffer. This area is heavily wooded, and currently shaded. The additional encroachment towards the buffer should not create a change in conditions or shading of the buffer. In addition, we are proposing some enhancements to the buffer by removing invasive and noxious species, and replanting native species as proposed in the critical areas report. The final condition should improve and enhance the buffer quality and exceed existing conditions.

Additional questions for city and staff:

1. We would like any guidance regarding the anticipated timing of the SDP review, to better understand the transition into the Building Permit process, in order to try and maintain our schedule to start construction prior to next fall.